

City of Gardner

**Department of Community Development
and Planning**

DISTRESSED PROPERTY LIST

2006

The City of Gardner strives to make its neighborhoods safer and better places to live. To this end, the City, acting through its Department of Community Development and Planning has compiled a list of “Distressed Properties” for the year 2006. In conjunction with this list, the City works to provide funding through grants and private investment to improve conditions for the betterment of the community.

2006 List of Distressed Properties

206 Central Street
35-39 Graham Street
31 Grant Street
18 Guild Road
412 Main Street
492 Main Street
543 Main Street
58 (Rear) Main Street
90-96 Mechanic Street
60 Mill Street
131 Mill Street
170 Mill Street
242 Mill Street
57-67 Parker Street
94 Pleasant Street
138 Pleasant Street
142 Pleasant Street
67 Sawyer Street
73 Stuart Street
13 Washington Street
25 Wickman Drive

Properties listed alphabetically

How do properties get on the list?

The Department of Community Development and Planning periodically prepares a list of distressed properties located within the municipal boundaries of Gardner. The purpose of the list is to identify troubled properties to better direct public and private efforts to address issues of slum and blight in the city.

Lists have been compiled previously for the years 1992, 1996, 2000, and 2004. The list was reviewed and updated for 2006. As a result of the review, one property was removed and three were added.

A point system was used to rank the properties. A property receives one point for each characteristic of distress, with the higher ranking properties being included on the list. The highest possible score was fourteen.

In this most recent review, properties scored from a low of one (1) point to a high of ten (10) points. Properties scoring three points or more were included on the list.

Selection criteria were:

Municipal Tax Lien	Structural Fault
Water or Sewer Lien	Condemned
Vacant	Fire Damage or Fire Risk
Unsecured	Other (explain below)
Open to Weather	Carried over from 1992 List
Brownfield or Underground Storage Tank	Carried over from 1996 List
Priority Redevelopment Area	Carried over from 2000 List

Properties Listed in Alphabetical Order

<u>Address</u>	<u>Points Received</u>
206 Central Street	7
35-39 Graham Street	5
31 Grant Street	7
18 Guild Road	3
492 Main Street	4
412 Main Street	5
543 Main Street	5
58 (Rear) Main Street	5
90-96 Mechanic Street	5
60 Mill Street	5
131 Mill Street	5
170 Mill Street	10
242 Mill Street	5
57-67 Parker Street	10
94 Pleasant Street	3
138 Pleasant Street	8
142 Pleasant Street	8
67 Sawyer Street	6
73 Stuart Street	5
13 Washington Street	5
25 Wickman Drive	9

Properties Listed by Point Score

<u>Address</u>	<u>Points Received</u>
170 Mill Street	10
57-67 Parker Street	10
25 Wickman Drive	9
138 Pleasant Street	8
142 Pleasant Street	8
206 Central Street	7
31 Grant Street	7
67 Sawyer Street	6
35-39 Graham Street	5
58 (Rear) Main Street	5
412 Main Street	5
543 Main Street	5
90-96 Mechanic Street	5
60 Mill Street	5
131 Mill Street	5
242 Mill Street	5
73 Stuart Street	5
13 Washington Street	5
492 Main Street	4
18 Guild Road	3
94 Pleasant Street	3

Where to Get Help

City Clerk and Collector (978-630-4008)

The City Clerk's Office receives and records payment of City tax bills. Unpaid municipal tax and utility bills become municipal liens against the property.

City Assessor (978-630-4004)

The Assessor values all properties for tax purposes, sets the annual tax rate, and hears requests for abatements of taxes.

Department of Community Development and Planning (978-630-4011)

This department works with the Planning Board to coordinate development projects that require review by the Board. It also administers the City's Community Development Block Grant programs, which provide financial and technical assistance for housing and commercial rehabilitation, public infrastructure projects, and other community development activities.

Building Department (978-630-4007)

The Building Commissioner administers the State Building Code and also acts as the Zoning Enforcement Officer. Any construction or alteration of buildings in the city that falls under the Building Code must receive a building permit from the Building Commissioner, who monitors all construction in the City to ensure that all regulations for safe construction are followed.

The *Plumbing Inspector and Wiring Inspector* also work out of the Building Commissioner's Office.

City Engineer (978-630-4010)

The City Engineer reviews plans and projects for compliance with city regulations, assists other departments with engineering issues, and acts as a clearinghouse for information pertaining to the city's infrastructure (roads, sewers, and storm drains).

Department of Public Works (978-630-4015)

The DPW is responsible for operations and maintenance of the city's water and sewer systems. They are also responsible for collecting water and sewer bills.

Zoning Board of Appeals (978-630-4007)

The Zoning Board of Appeals (ZBA) hears and decides on petitions for variance and special permits pertaining to zoning matters.

Board of Health (978-630-4013)

The Board of Health administers laws pertaining to septic systems, water supplies and the landfill, as well as other public health issues. The Board must approve designs for septic systems and placement of wells.

Financial Assistance

The City of Gardner, through its Department of Community Development and Planning, administers various Community Development Block Grant programs that provide financial assistance to qualified property owners and/or tenants. There are eligibility requirements for applicants, and some programs have specific target areas within the city. Owners of distressed properties may be interested in the Housing Rehabilitation and the Commercial Rehabilitation programs in particular.

For more information, contact the Department of Community Development and Planning at 978-630-4011.

206 Central Street



Property Owner:

Worcester Community Housing Resources, Inc.
11 Pleasant Street, Ste 300
Worcester, MA 01609

Assessor's references:

Map P-25

Block 10

Lot 4

Point score: 7

- ☐ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☒ Vacant
- ☐ Unsecured
- ☒ Open to Weather
- ☒ Brownfield or Underground Storage Tank
- ☒ Priority Redevelopment Area
(Downtown Target Area and adjacent residential areas)

- ☒ Structural Fault
- ☒ Condemned
- ☒ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

Other comments:

35-39 Graham Street



Property Owner:

R A Realty Trust
378 Kelley Street
Manchester, NH 03012

Assessor's references:

Map O-25 Block 30 Lot 23

Point score: 5

- | | |
|---|--|
| <input checked="" type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input checked="" type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

31 Grant Street



Property Owner:

BBC Equities, Inc.
PO Box 1014
Gardner, MA 01440

Assessor's references:

Map Q-22 Block 27 Lot 33

Point score: 7

- | | |
|---|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input checked="" type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential area) | |

Other comments:

18 Guild Road



Property Owner:

Robert May
52 Water Street
Gardner, MA 01440

Assessor's references:

Map K-27 Block 1 Lot 1

Point score: 3

- | | |
|---|---|
| <input type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input checked="" type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

City demolished building; demolition lien on property.

412 Main Street



Property Owner:

Edward Jaferian
145 Church Street
Carlisle, MA 01741

Assessor's references:

Map P-20 Block 41 Lot 12

Point score: 5

- | | |
|--|--|
| <input checked="" type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

492 Main Street



Property Owner:

Collier-Keyworth Co.
c/o Leggett & Platt
1 Leggett Road
P.O. Box 757
Carthage, MO 64836

Assessor's references:

Map Q-20 Block 48 Lot 6

Point score: 4

- | | |
|--|--|
| <input type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

543 Main Street



Property Owner:

Boston & Maine Corp.
Guilford Transportation Industries
Iron Horse Park
North Billerica, MA 01862

Assessor's references:

Map R-20 Block 59 Lot 7

Point score: 5

- | | |
|--|---|
| <input type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield or Underground Storage Tank | <input checked="" type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input checked="" type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

58 (Rear) Main Street



Property Owner:

RHO Ltd
P.O. Box
Gardner, MA 01440

Assessor's references:

Map O-24 Block 37C Lot 44A

Point score: 5

- | | |
|--|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

90-96 Mechanic Street



Property Owner:

Gardner Trust
Richard Miller and Ronald Kirwood, Trustees
12 Willow Rd.
Harvard, MA 01451

Assessor's references:

Map Q-19 Block 40 Lot 2

Point score: 5

- | | |
|---|---|
| <input type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield and Underground Storage Tank | <input checked="" type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input checked="" type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

US Environmental Protection Agency lien for hazardous material clean-up.
Underground tank.

60 Mill Street



Property Owner:

Bent Mill, LLC
21 Fruit Street
Holden, MA 01520

Assessor's references:

Map Q-14

Block 6

Lot 4A

Point score: 5

- ☒ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☒ Vacant
- ☐ Unsecured
- ☐ Open to Weather
- ☒ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area
(Downtown Target Area and adjacent residential area)

- ☒ Structural Fault
- ☐ Condemned
- ☒ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

Other comments:

131 Mill Street



Property Owner:

Asgard Realty, LLC
326 Lisle Street, Suite 100
Braintree, MA 02184

Assessor's references:

Map Q-14 Block 36 Lot 1

Point score: 5

- | | |
|---|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential area) | |

Other comments:

170 Mill Street



Property Owner:

Active Realty & Investment Realty Trust
Steven Ruscio, Trustee
73 Stuart St.
Gardner, MA 01440

Assessor's references:

Map P-13 Block 9 Lot 2

Point score: 10

- | | |
|--|---|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input checked="" type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input checked="" type="checkbox"/> Brownfield or Underground Storage Tank | <input checked="" type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area
(Downtown Target Area and adjacent residential area) | <input checked="" type="checkbox"/> Carried over from 2000 List |

Other comments:

One tank leaking unknown product on ground; second tank inside, unknown condition.

242 Mill Street



Property Owner:

Pail Factory LLC
29 Union Square
Gardner, MA 01440

Assessor's references:

Map O-13

Block 16 Lot 7

Point score: 3

- | | |
|---|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
- (Downtown Target Area and adjacent residential areas)

Other comments:

57-67 Parker Street



Property Owner:

Maki Building Trust
Judith Falite, Trustee
7 Glen Dr.
Lynnfield, MA 01940

Assessor's references:

Map O-24 Block 121 Lot 7

Point score: 10

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input checked="" type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input checked="" type="checkbox"/> Carried over from 1996 List |
| <input checked="" type="checkbox"/> Priority Redevelopment Area
(Downtown Target Area and adjacent residential area) | <input checked="" type="checkbox"/> Carried over from 2000 List |

Other comments:

Wood support columns compressing under weight of building
Damaged Roof
Vandalism

94 Pleasant Street



Property Owner:

R A Realty Trust
378 Kelley Street
Manchester, NH 03012

Assessor's references:

Map O-23

Block 4

Lot 15

Point score: 3

- ☒ Municipal Tax Lien
- ☒ Water or Sewer Lien
- ☐ Vacant
- ☐ Unsecured
- ☐ Open to Weather
- ☐ Brownfield or Underground Storage Tank
- ☒ Priority Redevelopment Area
(Downtown Target Area and adjacent residential areas)

- ☐ Structural Fault
- ☐ Condemned
- ☐ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

Other comments:

138 Pleasant Street



Property Owner:

RJM Development, Inc.
7 Glen Dr.
Lynnfield, MA 01940

Assessor's references:

Map O-23 Block 9 Lot 20

Point score:

8

- ☒ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☒ Vacant
- ☐ Unsecured
- ☒ Open to Weather
- ☐ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area
(Downtown Target Area and adjacent residential area)

- ☒ Structural Fault
- ☒ Condemned
- ☒ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☒ Carried over from 1996 List
- ☒ Carried over from 2000 List

Other comments:

Asphalt siding poses fire risk
Roof damage

142 Pleasant Street



Property Owner:

Judith Falite, Trustee
354 Main St.
Wakefield, MA 01880

Assessor's references:

Map O-23 Block 10 Lot 21

Point score: 8

- | | |
|---|--|
| <input checked="" type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input checked="" type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
- (Downtown Target Area and adjacent residential areas)

Other comments:

Instrument of taking on file

67 Sawyer Street



Property Owner:

Herbert & Veronica Lamoureux
67 Sawyer Street
Gardner, MA 01440

Assessor's references:

Map M-12

Block 8

Lot 20

Point score: 6

- | | |
|---|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input checked="" type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
- (Downtown Target Area and adjacent residential areas)

Other comments:

73 Stuart Street



Property Owner:

Steven Ruscio
73 Stuart Street
Gardner, MA 01440

Assessor's references:

Map N-30 Block 13 Lot 6

Point score:

5

- | | |
|---|--|
| <input type="checkbox"/> Municipal Tax Lien | <input checked="" type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Fire Damage or Fire Risk |
| <input checked="" type="checkbox"/> Unsecured | <input type="checkbox"/> Other (explain below) |
| <input checked="" type="checkbox"/> Open to Weather | <input type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential area) | |

Other comments:

13 Washington Street



Property Owner:

Jose Ayala and Carmen & Daniel Melenzed
169 Western Ave. #3
Cambridge, MA 02139

Assessor's references:

Map P-23 Block 49 Lot 34

Point score: 5

- | | |
|---|---|
| <input type="checkbox"/> Municipal Tax Lien | <input type="checkbox"/> Structural Fault |
| <input type="checkbox"/> Water or Sewer Lien | <input type="checkbox"/> Condemned |
| <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Fire Damage or Fire Risk |
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Other (explain below) |
| <input type="checkbox"/> Open to Weather | <input checked="" type="checkbox"/> Carried over from 1992 List |
| <input type="checkbox"/> Brownfield or Underground Storage Tank | <input checked="" type="checkbox"/> Carried over from 1996 List |
| <input type="checkbox"/> Priority Redevelopment Area | <input checked="" type="checkbox"/> Carried over from 2000 List |
| (Downtown Target Area and adjacent residential areas) | |

Other comments:

City demolished building. Demolition lien.

25 Wickman Drive



Property Owner:

D.L. Gates, LLC
37 Qual Hollow Lane
Agawam, MA 01001

Assessor's references:

Map L-7 Block 17 Lot 15

Point score:

9

- ☒ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☒ Vacant
- ☒ Unsecured
- ☒ Open to Weather
- ☒ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area
(Downtown Target Area and adjacent residential areas)

- ☒ Structural Fault
- ☒ Condemned
- ☒ Fire Damage or Fire Risk
- ☒ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

Other comments:

Dangerous roofs and floors.